



Office of the City Engineer

20 North 6<sup>th</sup> Street • Lafayette, Indiana 47901-1412  
Phone 765-807-1050 • FAX 765-807-1049

**ADDENDUM #8**  
**AGREEMENT FOR UTILITY SERVICE**  
**CONCORD ROAD LLC / STONE'S CROSSING SUBDIVISION**

Pursuant to the conditions set forth in the above-referenced Utility Service Agreement signed April 9, 2002, this Addendum #8 is being executed to recognize the further development of subject property. (Described on Exhibit 'A' attached hereto.)

**Section 4, Phase 4:**  
**Lots 280-339 – 21.292± acres**

The Cost Recovery Fees due for the real estate described in this addendum are delineated on Exhibit 'B' attached hereto. All terms and conditions of this amendment shall become a part of the total Utility Service Agreement as if they had been included in the original document including compliance with the stipulations set forth in the Statement of Policy for Utility Service.

City of Lafayette  
 Board of Public Works and Safety

\_\_\_\_\_  
 Gary D. Henriott, President

\_\_\_\_\_  
 Amy Moulton, Member

\_\_\_\_\_  
 Norman D. Childress, Member

\_\_\_\_\_  
 Ronald Shriner, Member

\_\_\_\_\_  
 Cindy Murray, Member

ATTEST:

Date: \_\_\_\_\_

\_\_\_\_\_  
 Date: \_\_\_\_\_

Owner/Developer:  
 Wea Development, LLC

*Gregory A. Milakis*  
 \_\_\_\_\_  
 Gregory A. Milakis, Member

Date: 4/30/20

STATE OF INDIANA )  
 ) SS:  
COUNTY OF TIPPECANOE )

Before me the undersigned, a Notary Public for the County of Tippecanoe, State of Indiana, personally appeared Gary D. Henriott, President of the Lafayette Board of Public Works and Safety, Norman D. Childress, Board Member, Cindy Murray, Board Member, Amy Moulton, Board Member, and Ronald Shriner, Board Member and acknowledged the execution of the foregoing instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Resident of \_\_\_\_\_ Notary Public  
County

My Commission Expires: \_\_\_\_\_

STATE OF INDIANA )  
 ) SS:  
COUNTY OF TIPPECANOE )

Before me the undersigned, a Notary Public for the County of Tippecanoe, State of Indiana, personally appeared Gregory A. Milakis, representative of Wea Development, LLC, who acknowledged the execution of the foregoing Agreement for Utility Service this 30<sup>th</sup> day of April, 2020.

Misty L. Grant-Kelsey  
Misty L. Grant-Kelsey Notary Public  
Resident of Tippecanoe County

My Commission Expires: 11/12/27



## EXHIBIT 'A'

### LAND DESCRIPTION - SECTION 4, PHASE 4

Parts of the Southwest Quarter of Section 10 and the Northwest Quarter of Section 15, Township 22 North, Range 4 West, in Wea Township, Tippecanoe County, Indiana, being part of a 166.980-acre tract of land surveyed and described on an ALTA/ACSM Land Title Survey prepared by Ticen Surveying dated May 26, 1998, and recorded as Document Number 9833166 on December 7, 1998, in the Office of the Tippecanoe County Recorder (OTCR), more particularly described as follows:

Beginning at the southwest corner of Stones Crossing Subdivision, Section Four, Phase Three, as per the Final Plat thereof recorded May 9, 2016, as Document Number 201616007428 in said OTCR, said corner being further identified as the southwest corner of Lot 279 in said Subdivision; thence along the lines of said Section Four, Phase Three on the following three courses:

- 1) North 88°56'13" East 187.38 feet;
- 2) North 01°03'47" West 203.50 feet;
- 3) North 88°56'13" East 137.44 feet to the southeast corner of Lot 340 in said Subdivision and the west line of Stones Crossing Subdivision, Section Two, as per the Final Plat thereof recorded January 1, 2004, as Document Number 04001806 in said OTCR;

thence along the lines of said Section Two on the following four courses:

- 1) South 01°03'48" East 11.49 feet;
- 2) North 88°56'13" East 175.00 feet;
- 3) North 01°03'48" West 1.96 feet;
- 4) North 88°56'13" East 425.22 feet to the southeast corner of said Section Two, being also the southwest corner of Stones Crossing Subdivision, Phase One, Section One, as per the Final Plat thereof recorded in Plat Cabinet 7, Page 49, in said OTCR;

thence along the lines of said Phase One, Section One on the following three courses:

- 1) North 88°56'13" East 424.78 feet;
- 2) South 01°03'47" East 12.38 feet;
- 3) North 88°56'13" East 290.51 feet to the East Line of the Northwest Quarter of said Section 15, being also the approximate centerline of County Road South 250 East;

thence along said centerline South 00°58'24" East 589.72 feet; thence South 89°33'01" West 789.66 feet to the east line of Stones Crossing Subdivision, Section 4, Phase 1, as per the Final Plat thereof recorded February 7, 2014, as Document Number 201414002001; thence along said Section 4, Phase 1 on the following three courses:

- 1) North 13°20'59" West 66.66 feet;
- 2) South 82°50'08" West 106.97 feet;
- 3) South 07°10'10" West 53.39 feet;

thence South 89°33'0" West 556.80 feet; thence South 89°17'37" West 164.80 feet; thence North 01°03'58" West 391.78 feet to the Point of Beginning, containing 21.292 acres, more or less.

Subject to all easements, rights-of-way, restrictions, and covenants of record.

The above bearings are based on the recorded Final Plats for Stones Crossing Subdivision, Sections One, Two, and Three.

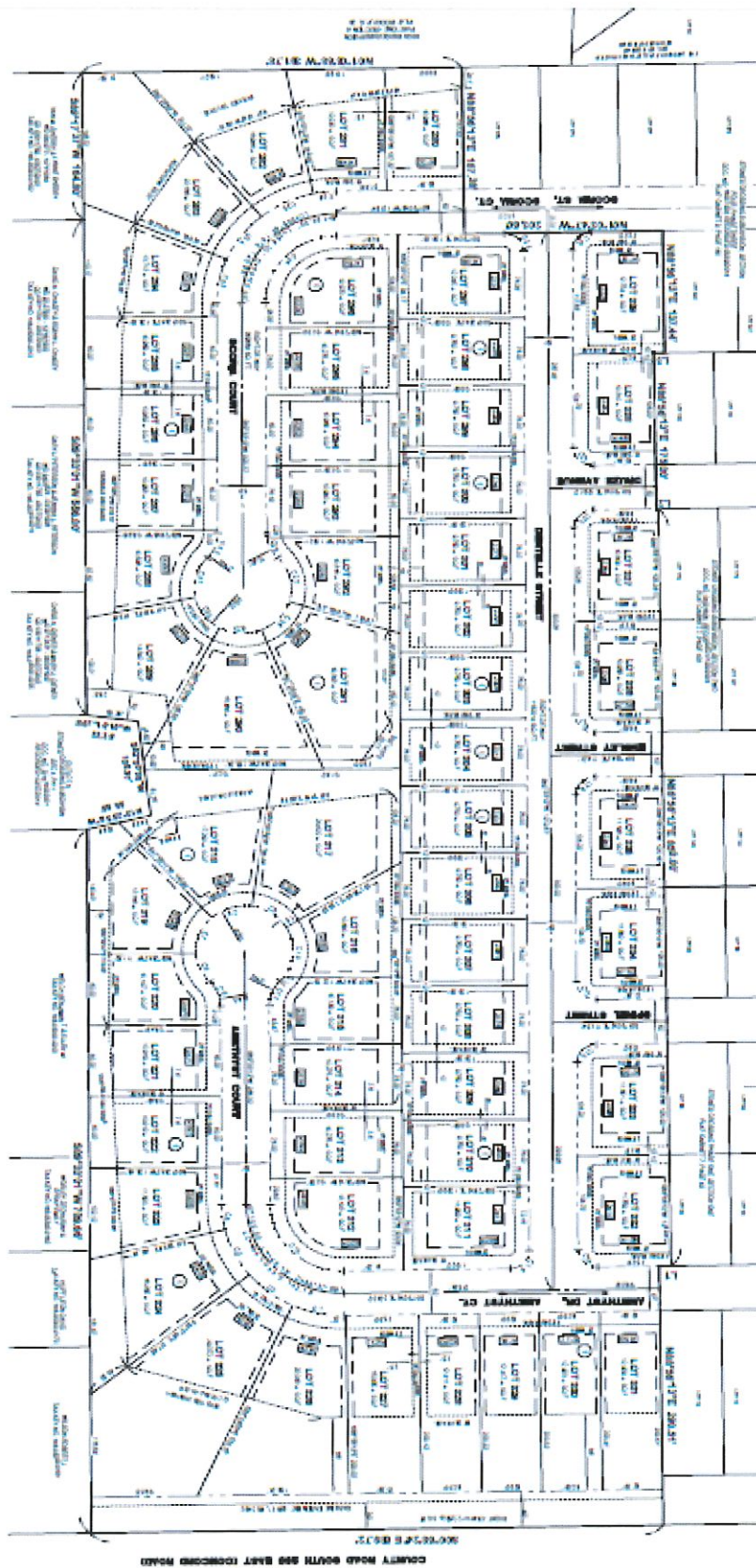


EXHIBIT 'B'

**ADDENDUM #8**  
**COST RECOVERY FEE SUMMARY SHEET**  
**Concord Road LLC / Stone's Crossing Subdivision**  
**April 24, 2020**

Project Title:                      Section 4, Phase 4  
    Lots 280-339 (60 Lots) - 21.292± acres

Schedule of Fees:

I.        Charges:

Water Fee	(\$1,879 x 21.292acres) =	\$40,008	(24.4%)
Wastewater Fee	(\$3,306 x 21.292acres) =	\$70,391	(42.9%)
Stormwater Fee	(\$2,525 x 21.292acres) =	<u>\$53,762</u>	(32.7%)
		\$164,161	

II.       Down Payment

Water	\$4,001
Wastewater	<u>\$7,039</u>
Amount of credit from original down payment	\$11,040

III.      Balance Due

Total Fees	\$164,161
Less Down Payment	<u>\$ 11,040</u>
Balance Due	\$153,121

\$153,121 / 60 = \$2,552 per lot

Allocation

Water	\$ 623	(24.4%)
Wastewater	\$1,095	(42.9%)
Stormwater	<u>\$ 834</u>	(32.7%)

Total Fee	\$2,552 per lot
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# ADDENDUM #8 UTILITY COST RECOVERY FEE WORKSHEET

Project Title: Concord Road LLC/Stone's Crossing Subdivision Date: 4/24/2020

Project Location: Southwest Corner of Concord Road & CR 350 South

Total Platted Acreage: 125.22± Ac. (per Legal Description) No. of Lots: 1

Service Area in which Proposed Project is located: (See Map) 9A

A. Total Average Flow from IDEM Design Summary: \_\_\_\_\_ gpd **Addendum #8**

B. Acreage flow: A. = \_\_\_\_\_ gpd per Ac. **Section 4, Phase 4**  
Platted Acreage **21.292± acres**  
**60 lots**

C. Flow Multiplier: B. - 2000 = \_\_\_\_\_  
(Use 0 if less than 0) **2000 gpd per Acre**

## WASTEWATER RECOVERY FEE WORKSHEET

1. Base Fee		<u>\$1,383</u>
2. Service Area Fee Schedule		
Service Area 1 -	\$2,583	
Service Area 2 -	-- **	
Service Area 3 -	\$2,245	
Service Area 3A -	\$3,513	
Service Area 3B -	\$1,678	
Service Area 4 -	\$2,326	
Service Area 5 -	\$1,327	
Service Area 6 -	\$3,780	
Service Area 6A -	\$4,853	
Service Area 7 -	\$2,212	
Service Area 8 -	\$825	
Service Area 9 -	\$515	
Service Area 9A -	\$1,923	
Service Area 10 -	--	
Service Area 11 -	\$2,281	
Service Area 11A -	\$2,281	
Service Area 12 -	--	
Service Area 13 -	\$821	
Service Area 14 -	\$1,947	
Service Area 15 -	--	
Service Area 16 -	\$2,281	
Service Area 17 -	\$5,000 *	
Service Area 18A -	\$6,796 *	
Service Area 18B -	\$7,560 *	
Service Area 18C -	\$3,841 *	
Service Area 18D -	\$7,647 *	
Service Area 19 -	\$3,550 /S.F. Service*	
Service Area 20 -	*	
2. Service Area Fee		<u>\$1,923</u>
3. Flow Rate Adjustment: [C. x (1.+2.)]	=	<u>\$0</u>
4. Recovery Fee per Acre:		
(Sum of 1.+2.+3.)	=	<u>\$3,306</u>
5. Total Wastewater Recovery Fee		
(4. x Total Platted Acreage)		
<u>\$3,306</u> x <u>125.22</u>	=	<u>\$413,977</u>
Addendum #8 <u>\$3,306</u> x <u>21.292</u>	=	<u>\$70,391</u>

## WATER RECOVERY FEE WORKSHEET

1. Base Fee		<u>\$1,879</u>
2. Service Area Fee Schedule		
Service Area 1 -	--	
Service Area 2 -	-- **	
Service Area 3 -	--	
Service Area 3A -	\$619	
Service Area 3B -	\$619	
Service Area 4 -	\$104	
Service Area 5 -	--	
Service Area 6 -	\$370	
Service Area 6A -	\$282	
Service Area 7 -	\$312	
Service Area 8 -	\$179	
Service Area 9 -	\$8	
Service Area 9A -	--	
Service Area 10 -	--	
Service Area 11 -	\$28 **	
Service Area 11A -	\$55	
Service Area 12 -	--	
Service Area 13 -	\$1,331	
Service Area 14 -	--	
Service Area 15 -	\$2,419	
Service Area 16 -	\$28	
Service Area 17 -	*	
Service Area 18A -	*	
Service Area 18B -	*	
Service Area 18C -	*	
Service Area 18D -	*	
Service Area 19 -	*	
Service Area 20 -	\$1,271 *	
2. Service Area Fee		<u>\$0</u>
3. Flow Rate Adjustment: [C. x (1.+2.)]	=	<u>\$0</u>
4. Recovery Fee per Acre:		
(Sum of 1.+2.+3.)	=	<u>\$1,879</u>
5. Total Water Recovery Fee		
(4. x Total Platted Acreage)		
<u>\$1,879</u> x <u>125.22</u>	=	<u>\$235,288</u>
Addendum #8 <u>\$1,879</u> x <u>21.292</u>	=	<u>\$40,008</u>

\* No Base Fee required for this Service Area.  
 \*\* Revision of Service Area Fee pending.

SEE REVERSE SIDE FOR ADDITIONAL FEE SCHEDULES

## STORMWATER COST RECOVERY FEES

- |    |   |  |
|----|---|--|
| 1. | Greenbush Pond Watershed -  | \$12,500 / Acre Foot of Storage                |
| 2. | Wilson Branch Reservoir Watershed -   | \$9,339 / Acre Foot of Storage                 |
| 3. | Elliott Ditch Reservoir Watershed -<br>["F-Lake" (Ivy Tech Area) Watershed to East<br>---- Project Pending] | \$10,000 ± / Acre Foot of Storage              |
| 4. | Coleman Drain Watershed   | \$7,384 / Acre + Greenbush Pond Storage Charge |
| 5. | Southside Drainage Watershed  | \$7,086 / Acre                                 |

## MISCELLANEOUS COST RECOVERY FEES

### I. WATERMAINS

Creasy Lane area between Creasy Court  
and State Road 38

\$850 / Acre of Platted Acreage

Miscellaneous Note: Per the Master Agreement, Stormwater Fees were being developed at the time of execution of Master Agreement. Starting with Addendum #1 - Stormwater Fees for the Kirkpatrick Legal Drain Reconstruction apply (\$2,525 per acre).